



Legislation Text

File #: 17-0378, **Version:** 1

Approval of Findley Fourth Street Division - Final Plat w/Variance

SUMMARY: The developer is proposing to subdivide an existing lot along Fourth Street. The developer is limited in the number of driveways that can front on Fourth Street due to the stream that runs along the front of his property. TDEC will only allow a certain number of crossings in a given amount of space. To meet TDEC's requirements, the developer has already constructed a proper stream crossing for lot 1. Due to the existing size of lot one, the developer is now proposing to divide lot one into two lots. They would be required to share a driveway by the regulations imposed by TDEC. The developer is asking for a variance to the requirement for road frontage and is proposing a 20 foot ingress/egress to be shared by the proposed lot 1a and lot 1b. The standard requirement by the City is a 25 foot minimum; however, due to TDEC's regulations, the maximum size of his driveway crossing is 20 feet.

STAFF RECOMMENDATION: Staff recommends approval of the plat and variance request.

NECESSARY PLANNING COMMISSION ACTION: Approve the plat with variance.